

Submitted September 15, 2010

Approved As of

Date September 15, 2010

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 14-10
Wednesday, July 14, 2010**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, July 14, 2010.

PRESENT

David Hill, Chair

Jerry Callistein

Sarah Medearis

Kate Ostell

Tracy Pakulniewicz

Dion Trahan

John Tyner

Absent: None.

Present: Bridget Newton, Council Liaison
Jim Wasilak, Chief of Planning
Cindy Walters, Assistant City Attorney
Bobby Ray, Principal Planner
David Levy, Chief of Long-Range Planning
Manisha Tewari, Planner II
Tyler Tansing, Commission Secretary

WORKSESSION

Municipal Growth Element - for a new element of the City's Comprehensive Master Plan, with recommendations on future growth and related impacts, development capacity and potential boundary expansion. Draft Municipal Growth Element

David Levy introduced the Municipal Growth Element (MGE).

The Commission discussed the following:

1. Adequate Public Facilities Ordinance (APFO)
2. Student population growth
3. Smart Growth
4. State of Maryland support
5. Maintaining quality of life in the City
6. Changing demographics
7. Existing schools not in use
8. Resources on home schooling

The Commission asked to see the draft MGE, as modified, before it goes to the Mayor and Council.

The Commission recommended some revisions to the MGE.

The Commission further discussed Maximum Expansion Limits (MELs) with regard to certain properties that could be annexed into the City.

Recommendations of such boundaries in the future, critical sites, public services and water resources were discussed. The Commission provided direction to staff on the final document to be approved at the July 28 meeting.

Mr. Levy stated that the MGE draft would be available to the Commission next Friday.

Rules of Procedure - For changes to the Commission's rules related to minutes, conduct of business, reconsideration and recusal.

Commissioner Callistein moved, seconded by Commissioner Medearis to adopt the amended Rules of Procedure. The motion passed unanimously.

COMMISSION ITEMS

Chief of Planning Report

Mr. Wasilak reported on the Planning Commission training; the upcoming worksession with the Mayor and Council on Monday, July 19, 2010 and the planned topics for discussion.

Old Business

Commissioner Hill brought up the matter of Critical Parcels and what sites would meet the criteria of the definition. The Commission directed staff to bring back a draft definition and/or suggested criteria for Critical Sites. It further directed that a site not be restricted to only one parcel, but that it not be expanded to the extent of an entire City planning area.

New Business

No New Business.

Minutes

Commissioner Tyner moved, seconded by Commissioner Callistein to approve the minutes of Meeting No. 11-10 as amended. The motion passed on a vote of 5-0 with Commissioner Trahan abstaining. Commissioner Medearis left before the minutes were voted on.

FYI Correspondence

No FYI Correspondence.

ADJOURN

After further discussion, the Chair adjourned the meeting at 9:35 p.m.

Respectfully Submitted,

Tyler Tansing, Commission Secretary